

# EVERGREEN ♦ EAST HILLS VISION STRATEGY

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## General Community Meeting - 3

Evergreen Elementary School  
3010 Fowler Road  
San Jose, CA 95135

**Thursday, January 26, 2005**  
7:00 - 9:00P.M.

### SUMMARY

Attendees: 48 community members, 4 property owner representatives, 2 staff, and Eileen Goodwin (meeting facilitator).

The meeting started at 7:00PM and adjourned at 9:05PM.

#### **General Questions/Comments**

- Is staff required to respond to comments submitted on the EIR?
  - Yes, staff is required to respond to all comments on the EIR. Comments will be incorporated into the Final EIR.
- Will there be a report to the community on the EIR?
  - There will be a report at the 2/25 Saturday morning Task Force Meeting.
- Does the EIR provide suggestions on dealing with traffic?
  - The EIR provides suggested mitigation along with different scenarios and alternatives, including the no-project alternative.
- Who pays for the EIR?
  - The EIR is paid for by the developers, but is the City's document. The City reviews the EIR before circulation. The developers do not see the EIR before public circulation.
- Can there be a community meeting just on the EIR?
  - Will look into.
- A summary of amenities based on the different EIR scenarios should be published. The community is interested in how the number of units relates to what amenities can be provided.

- There is a list of potential amenities and costs on the website. Don't know the financial ability of property owners and/or CFD to pay for amenities under the different scenarios.
- Are there any reports on increased crime (gangs and tagging)?
- Explain "CFD".
  - Part of the developer's proposal includes the voluntary formation of a Community Facilities District (CFD) as a mechanism to help finance transportation investments and community amenities. With the CFD there would be a small increment added to the property owners regular taxes to pay off bonds. The tax would only be on the new homes.

### **Questions/Comments Regarding Developer Proposals**

- What's going on immediately below the Legacy property? New road into Legacy?
  - Immediately below Legacy is property that is outside of the City's Urban Growth Boundary. That property will remain open space. The new road being constructed on Legacy is to serve the new recycled water tanks being constructed.
- How is it determined what schools are needed?
  - Schools needs is an ongoing conversation that is occurring with the school districts. Schools is a future Task Force agenda item and will be discussed in the EIR.
- What are the various densities shown on the plans?
- Why are the developers introducing new types of denser housing?
  - Different housing types allow for varying affordability for potential homebuyers. The densities parallel the types of units in the Evergreen Specific Plan (ESP).
- The average density of the proposed homes is twice as dense as compared to ESP.
- Why not put small businesses or some amount of industrial on the industrial sites?
- Don't see any definition of lot size. Would call 6,000 square foot lots average size.
- The idea of a reverse commute is still a good one.
- Want larger lots on industrial.
- What is driving the proposed number of units? Developer profit?
- It will take too long to get to 101.
- Do the colors on the maps mean something? They are not consistent.

- The density on the Evergreen Valley College proposal is significantly higher than elsewhere in Evergreen.
- Regarding Campus Industrial: 2,000 units is not supported by the community. Should remain Campus Industrial.
- What will additional housing units do to already crowded schools?
- Don't have faith in student generation numbers. Need a new elementary and middle school.
- Should use a common color scheme for all of the sites.
- Is there a connection between Pleasant Hills and Lake Cunningham?
  - The current proposal has an at-grade pedestrian crossing at a signalized intersection with Lake Cunningham. The pedestrian over-crossing is listed on the amenities list.
- Are the Pleasant Hills developers working with the Cabana Club?
  - Yes. Currently showing additional green space around club.
- Concerned with the percentage of ownership on Arcadia and how that affects ability to contribute to amenities.
- There is a great opportunity for small businesses/office uses at the Campus Industrial site.
- A Community Facilities District (CFD) has merits in that the money put into a CFD can't be diverted to projects not listed in the CFD.
- What efforts have been made to add to the amenities list?
- There needs to be a better job of promoting community meetings.
- More houses only equals more money for the developers. Feel project can be done with less units.
- It seems like the public is against the project. Don't have enough time to speak at Task Force meeting. People don't want the development that is being proposed. The existing ambience will be negatively affected by the proposed developments.
- Isn't there an agreement to not build a new grocery store on the Evergreen College site?
  - No. Agreement was no grocery store when the college developed the current shopping center.
- Where is Fowler Creek Park? Community was promised Fowler Creek Park a long time ago and it still hasn't been built. Community is afraid that the same promises about transportation improvements will happen with Evergreen\*East Hills.
- High schools and other schools are over capacity.

- Will there be new parking for the existing shopping center at Evergreen Valley College?
  - Current center provides more parking than required. Existing center will be able to share parking with proposed center.
- People drive too fast on small streets. Development proposal is infringing on quality of life of existing residents. Kids can't play outside, won't be able to see hills.
- Too many people in a small area is, "psychological pollution".
- Amenities don't mean anything with more traffic. Haven't seen a proposal that adequately addresses schools. At best things will be about the same; quality of life will degrade. Why not consider building a new high school next to Evergreen Valley College.
- The only benefit of the proposed development is to the developers.
- Campus Industrial should remain, previous planners had it right.
- If propose teacher housing, should make sure housing goes to teachers.
- What can be done to help with traffic before the people/development come?
- Why not combine little league on Campus Industrial with sports fields on Arcadia?
- What's special about Little League. They only have 600 kids. What about the 3,000 soccer players?
- The "affordability" term is being misused by developers as an excuse to have higher density.
- June 2006 is too soon to decide on project.
- What is the composition of the Task Force?
  - The Task Force is primarily composed of community members from District 8, 7 and 5. It also includes volunteer commissioners, landowners, environmental, labor and business advocates. See website for roster:  
<http://www.sanjoseca.gov/planning/evergreen/roster.asp>
- Need more community meetings in the neighborhood.
- How can people afford to live at Pleasant Hills development? There will be more than 1 family living in each home. Should have no parking around perimeter of Pleasant Hills.
- Developers are "cherry-picking" from Guiding Principles, constantly changing numbers, how can student generation rates be trusted.
- It is important to direct anger and frustration at the City of San José. The City is to blame. We pay the highest taxes in the City with nothing to show for it. Community meetings are obligatory; the City will just approve the project anyway.

- Developers/City are not embracing comments from the community. Proposals are way too dense. Not seeing schools shown on plans.
- Don't want to see any new houses. What's the likelihood of seeing R&D come back?
- It is important to bring community feedback to Councilmember Cortese and Task Force. Don't agree with density.
- Feel bad for new residents that have to pay increased taxes. Will the taxes also be applied to existing homes?
- Concerned that ideas/criticisms won't be paid attention to. Want to hold City Council accountable.
- Who determined need for amenities? Who would use amenities?